141.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,400 / 791,400
					USE VALUE:	791,400 / 791,400
					ASSESSED:	791,400 / 791,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
273		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TELEEN STEPHANIE & MATTHEW
Owner 2:	
Owner 3:	
Street 1:	273 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DUNNIGAN DOROTHY I -
Owner 2:	-
Street 1:	273 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1604 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6848.000	290,700	300	500,400	791,400
Total Card	0.157	290,700	300	500,400	791,400
Total Parcel	0.157	290,700	300	500,400	791,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.39 /Parcel: 493.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90494

GIS Ref

GIS Ref

Insp Date 07/02/12

!10876!

PREVIOUS ASSESSMENT

Parcel ID 141.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,700	300	6,848.	500,400	791,400		Year end	12/23/2021
2021	101	FV	256,800	300	6,848.	500,400	757,500		Year End Roll	12/10/2020
2020	101	FV	256,900	300	6,848.	500,400	757,600	757,600	Year End Roll	12/18/2019
2019	101	FV	206,900	300	6,848.	469,100	676,300	676,300	Year End Roll	1/3/2019
2018	101	FV	206,900	300	6,848.	387,800	595,000	595,000	Year End Roll	12/20/2017
2017	101	FV	206,900	300	6,848.	356,500	563,700	563,700	Year End Roll	1/3/2017
2016	101	FV	206,900	300	6,848.	325,200	532,400	532,400	Year End	1/4/2016
2015	101	FV	201,800	300	6,848.	319,000	521,100	521,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:30:51

LAST REV

Date	Time
05/19/21	10:21:26
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10876

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNNIGAN DOROTH	57356-108		8/26/2011		410,000	No	No		
	7627-594		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	90494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1667	Inter Fi	60,000	O				
2/22/2017	166	Renovate	7,800	C				
5/30/2008	532	Siding	14,500			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2021	Permit Visit	DGM	D Mann
7/2/2012	Measured	JBS	JOHN S
11/29/2011	MLS	EMK	Ellen K
3/11/2009	Inspected	163	PATRIOT
1/14/2009	Measured	372	PATRIOT
11/10/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6848		Sq. Ft.	Site		0	80.	0.91	9									500,353						500,400	

Total AC/HA:	0.15721	Total SF/SM:	6848	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	500,353	Spl Credit		Total:	500,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30461335
Const Adj.:	0.98990101
Adj $ / SQ:	167.887
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394922
Depreciation:	104259
Depreciated Total:	290662

COMMENTS

643-8882.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

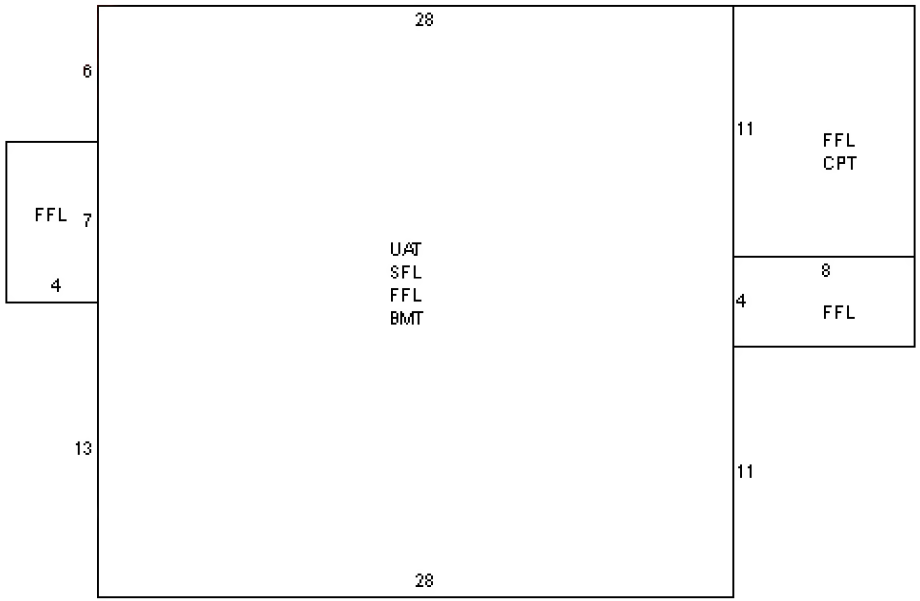
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.89
Special Features:	0	Val/Su Net:	111.72
Final Total:	290700	Val/Su SzAd	181.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	876	167.890	147,069
BMT	Basement	728	50.370	36,667
SFL	Second Floor	728	167.890	122,222
UAT	Upper Attic	182	67.150	12,222
CPT	Carport	88	19.800	1,742

Net Sketched Area:	2,602	Total:	319,922

Size Ad	1604	Gross Area	3148	FinArea	1604

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X12	A	AV	1960	6.00	T	40.8	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300

IMAGE

AssessPro Patriot Properties, Inc